



Connells

Winnall Manor Road
Winchester



Property Description

Located in the popular Winnall area of Winchester, just moments from the city centre and with excellent access to the M3 motorway, this generous three-bedroom mid-terraced house offers fantastic potential for those looking to make a home their own.

To the front, the property benefits from a driveway, a low-maintenance paved garden, and convenient side access. Inside, the welcoming entrance hall leads to a bright lounge featuring an electric fireplace. Double doors connect through to a separate dining room, which enjoys direct access to the garden via patio doors.

The fitted kitchen sits at the rear of the home and opens into a useful utility area with a downstairs W.C.

Upstairs, the property offers two spacious double bedrooms-each with built-in wardrobes-as well as a well-proportioned single bedroom.

A family bathroom completes the first floor.

The rear garden is arranged over split levels, with both patio and lawned areas, plus a garden shed for additional storage.

With its generous layout, great location, and scope for modernisation throughout, this property represents an excellent opportunity to create a wonderful family home in one of Winchester's highly desirable areas.

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Electric radiator. Electric meter.

Cloakroom

Double glazed window to side aspect. Toilet.

Lounge

13' 5" x 13' 4" (4.09m x 4.06m)
Double glazed window to front aspect.
Double doors to dining room. Electric radiators x2. Electric fireplace.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

Dining Room

9' 6" x 9' 8" (2.90m x 2.95m)

Double glazed sliding doors to rear aspect.
Electric radiator.

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to rear aspect. Double glazed door to utility. Fitted kitchen with wall and base units. Electric oven and hob with extractor hood.

Utility Room

10' 7" x 7' 9" (3.23m x 2.36m)

Double glazed door to side aspect. Double glazed window to rear aspect. Space for washing machine and tumble dryer. Storage cupboard.

Landing

Airing cupboard. Loft hatch. (loft is boarded)
Electric heater.

Bedroom 1

12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed window to rear aspect. Built in wardrobes.

Bedroom 2

11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to front aspect. Built in wardrobe.

Bedroom 3

9' 4" x 8' 3" (2.84m x 2.51m)

Double glazed window to front aspect. Stair box.

Bathroom

Double glazed window to rear. Electric shower over bath. Wash hand basin Toilet.

Outside

To the front. Paved front garden and driveway. Permit parking on road.

To the rear. Split level garden. Patio area. Lawn area. Shed. Outside tap. Side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/EGH309383



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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